004.0	0003	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	909,100 /	909,100
					USE VALUE:	909,100 /	909,100
					ASSESSED:	909,100 /	909,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85	-87	MILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DINJIAN DERAN SARKIS
Owner 2:	
Owner 3:	
Street 1:	54 LONGMEADOW ROAD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,047 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2628 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5047.000	446,900	5,100	457,100	909,100
Total Card	0.116	446,900	5,100	457,100	909,100
Total Parcel	0.116	446,900	5,100	457,100	909,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.93 | /Parcel: 345.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	3935
GIS Ref	
GIS Ref	
Insp Date	09/01/17

!420!

PREVIOUS ASSESSMENT

Parcel ID: 004.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	447,100	5100	5,047.	457,100	909,300	909,300	Year End Roll	12/18/2019
2019	104	FV	347,500	5100	5,047.	485,700	838,300	838,300	Year End Roll	1/3/2019
2018	104	FV	347,500	5100	5,047.	354,300	706,900	706,900	Year End Roll	12/20/2017
2017	104	FV	325,700	5100	5,047.	308,600	639,400	639,400	Year End Roll	1/3/2017
2016	104	FV	325,700	5100	5,047.	262,800	593,600	593,600	Year End	1/4/2016
2015	104	FV	289,900	5100	5,047.	257,100	552,100	552,100	Year End Roll	12/11/2014
2014	104	FV	289,900	5100	5,047.	211,400	506,400	506,400	Year End Roll	12/16/2013
2013	104	FV	301,800	5100	5,047.	201,100	508,000	508,000		12/13/2012

PRINT

Date	Time
12/10/20	16:13:31

LAST REV

Date	Time
09/22/17	08:33:41
ekelly	
420	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15946-490		12/1/1984		156,500	No	No		Y

USER DEFINED

Prior Id # 1:	3935
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/25/2013	1586	Manual	7,000	C				
9/8/2006	759	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	MEAS&NOTICE	HS	Hanne S
1/27/2014	Info Fm Prmt	EMK	Ellen K
4/6/2009	Meas/Inspect	189	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	264	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5047		Sq. Ft.	Site		0	80.	1.13	1									457,129						457,100	

Total AC/HA:	0.11586	Total SF/SM:	5047	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	457,129	Spl Credit		Total:	457,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09833479
Const Adj.:	0.98000199
Adj $ / SQ:	182.983
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	647695
Depreciation:	200786
Depreciated Total:	446910

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

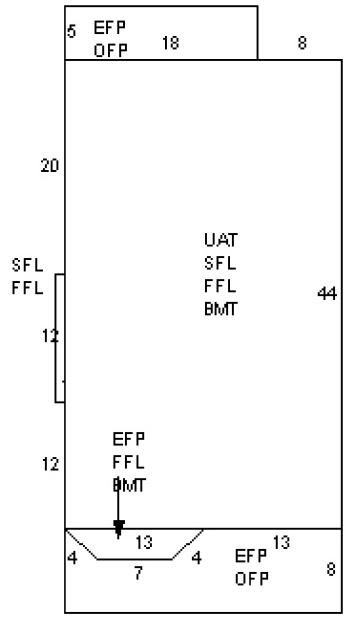
No Unit	RMS	BRS	FL
2	5	2	M
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.98
Special Features:	0	Val/Su Net:	102.31
Final Total:	446900	Val/Su SzAd	190.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,186	182.980	217,018
BMT	Basement	1,174	54.890	64,447
SFL	Second Floor	1,156	182.980	211,528
EFP	Enclos Porch	298	35.630	10,619
UAT	Upper Attic	286	128.090	36,633
OFP	Open Porch	268	22.200	5,951

Net Sketched Area:	4,368			Total:	546,196
Size Ad	2342	Gross Are	5226	FinArea	2628

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 004.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc